



REF: 635

The Jolly Sailor
53 High Street, Hanham, Bristol
BS15 3DQ

Leasehold
£25,000



£25,000 is the minimum capital needed in order to enter this excellent business opportunity. This sum will cover the rent deposit of £18,000 plus an estimated stock value.

In addition, sums will be needed for working capital and for the purchase of fixtures and fittings which can be bought over a period of time

FEATURES

- Free-of-tie Bristol public house taking £20,000 p.w.
- In the centre of the suburb of Hanham, 4 miles to Bristol city centre
- 4,700 sq ft internal areas set over two floors
- Large ground floor trading area with bar servery
- First floor additional trading space with further bar servery
- Fully fitted commercial kitchen on ground floor
- Outside trading space to front and rear
- High Street location in prominent trading position
- Brand new free of tie commercial lease

LOCATION

Hanham is a suburb of Bristol situated on the eastern side of the city around 4 miles from Bristol city centre.

The surrounding area is a mix of residential and commercial property with occupiers including Lidl and Co-op positioned amongst a number of independent businesses.

This densely populated area offers a huge potential customer base.

The Jolly Sailor occupies a central position in the town fronting the busy High Street.

THE BUSINESS PREMISES

On the Ground Floor there is trade areas with central bar servery and seating on loose tables and chairs.

Also on this level is a commercial kitchen and beer cellar.

On the First Floor there is additional trading space with a further bar servery.

Customer WCs, staff room, manager's office are also located on this level.

OUTSIDE

To the front there is customer seating for around 30 and to the rear there is an external beer terrace that provides seating for around 70.

THE PROPERTY

Is a two-storey semi-detached building under a pitched tiled roof.

On the Ground Floor the internal area is circa 2,600 sq ft and on the First Floor the area is 2,100 sq ft.

THE BUSINESS

Is currently run by a major multiple.

We are advised that annual sales recently were circa £1,000,000 net of VAT.

We are unable to warrant any trading accounts nor provide any historic profit and loss accounts.



TENURE

The Jolly Sailor is available on the basis of a brand new commercial lease.

The length of this lease can be discussed.

Annual rent will be circa £60,000.

Rateable Value

Current rateable value (1 April 2023 to present) £53,750.

VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com